

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: DISPOSITION OF PARCEL S-30A IN THE  
WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal Projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, Saltzberg Realty Trust has expressed a desire to purchase said Parcel S-30A for the purpose of maintaining it as a driveway, which said use shall be in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority; and

WHEREAS, two (2) independent reuse appraisals of the value of Parcel S-30A for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Saltzberg Realty Trust be and hereby is designated as Redeveloper of Disposition Parcel S-30A, subject to publication of all public disclosure and issuance of all approvals as required by the Housing Act of 1949, as amended.
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Saltzberg Realty Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

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MEMORANDUM

OCTOBER 30, 1969

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

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10/30

SUBJECT: DESIGNATION OF DEVELOPER  
DISPOSITION PARCEL S-30A  
WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24

SUMMARY: This memorandum requests the designation of Saltzberg Realty Trust as the Redeveloper of Parcel S-30A, and also requests a minimum disposition price and authorization to convey said parcel to the Redeveloper.

On September 21, 1966, the Authority conveyed Disposition Parcel G-1 to Saltzberg Realty Trust, the Trustees of which are Harry M. Saltzberg and Julius Stone, as Redeveloper for the purpose of constructing and maintaining an industrial facility. Parcel G-1 abuts Parcel S-30A, and includes most, but not all, of the land which formerly constituted Cliff Street prior to its discontinuance as a public way. Parcel S-30A, containing 902 square feet, constitutes the remainder of that land formerly known as Cliff Street.

Saltzberg Realty Trust requires use of all of the former Cliff Street, including Parcel S-30A, as a driveway to provide the access essential to the operation of its industrial facility.

As a matter of a property line adjustment, it is deemed appropriate to convey the fee to Parcel S-30A to Saltzberg Realty Trust.

An opinion of value for this 902 square foot parcel has been obtained from the two reuse appraisers. The first appraiser indicates a value of \$225, while the second indicates a value of \$180. It is felt that a minimum disposition price of \$200 is appropriate.

It is recommended that the Authority designate Saltzberg Realty Trust as Redeveloper of Parcel S-30A for use as a driveway, and that the Authority authorize conveyance of said parcel to Saltzberg Realty Trust.

An appropriate Resolution is attached.

Attachment

4. That the following proposed price is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcel</u>	<u>Minimum Disposition Price</u>
S-30A	\$200.00

5. That the Director is hereby authorized to execute and deliver a deed to S-30A to Saltzberg Realty Trust.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

